

PETITION FOR ZONING VARIANCE 84-140-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b.(3) to permit 30 parking spaces instead of the required 40 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- In order to obtain an increased seating arrangement for our customers- The front windows of the store must be moved outward by five feet.
- Since we are renting the building and parking lot; we, ourselves, cannot enlarge the parking area. We are bound by two streets, an alley, and a home behind our area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

WICHMAN ASSOCIATES
(Type or Print Name)

Signature

Arthur Wichman, Managing Partner
(Type or Print Name)

Address

225 Goffle Road, 211, 423333
Address Phone No.

City and State

Hawthorne, NJ 07007
City and State

Signature for Petitioner:

Signature

Address

Michael R. Randall
Name

City and State

5 Bellington Ct. 21236
Address Phone No.

Attorney's Telephone No.:

256-1853
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of November 1983, at 10:30 o'clock A.M.

Cal Jan
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of York Rd. and Evans Ave., 8th District : OF BALTIMORE COUNTY
WICHMAN ASSOCIATES, Petitioner Case No. 84-140-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hestian, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of November, 1983, a copy of the foregoing

Order was mailed to Mr. Arthur Wichman, Managing Partner, Wichman Associates, 225

Goffle Road, P. O. Box 496, Hawthorne, MD 07507, Petitioner; and Mr. Michael R.

Randall, 5 Bellington Court, Baltimore, MD 21236, who requested notification.

John W. Hestian, III
People's Counsel for Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Wichman Associates
Arthur Wichman, Managing Partner
225 Goffle Road - P.O. Box 496
Hawthorne, New Jersey 07507

RE: Item No. 67 - Case No. 84-140-A
Petitioner - Wichman Associates
Variance Petition

Dear Mr. Wichman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

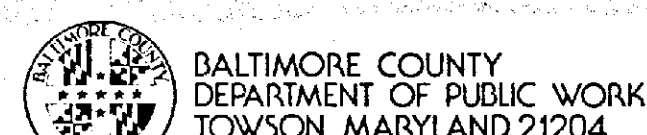
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures

cc: Mr. Michael R. Randall
5 Bellington Ct.
Baltimore, Md. 21236

Robert E. Spellman
22 S. Tollgate Road
Owings Mills, Md. 21117



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 3, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #67 (1983-1984)
Property Owner: Wichman Associates
N/E corner York Road and Evans Avenue
Acres: 0.35 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

York Road (Mtl. 45) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Evans Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 67 (1983-1984).

Very truly yours,

Robert A. Worton, P.E., Chief
Bureau of Public Services

RAM:EWV:SS

S-NE Key Sheet
51 NW 2 Pos. Sheet
NW 13 A Typo
60 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

September 16, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 9-13-83

ITEM: #67
Property Owner: Wichman Associates
Location: NE/Cor. York Road
Route 45 and Evans Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit 30 parking spaces in lieu of the required 40 spaces.
Acres: 0.35
District: 8th

Dear Mr. Jablon:

On review of the site plan of August 12, 1983 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0461 D.C. Metro - 1-800-492-5282 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 67, Zoning Advisory Committee Meeting of Sept. 13, 1983

Property Owner: Wichman Associates

Location: NE/Cor. York Road District 8

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appearances pertaining to health and safety two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Oct. 19, 1983
Date

Zoning Item # 67

Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - { } The results are valid until
 - { } Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (x) Others Prior to approval of a Building Permit for the proposed addition, applicant must contact the Plans Review Section of this Department. (494-3775)

Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

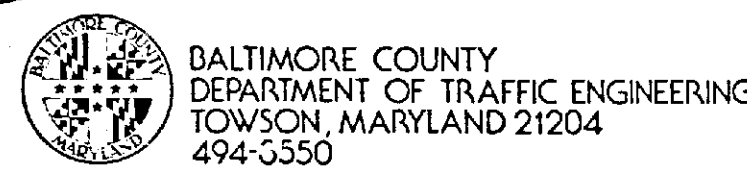
SS 20 1080 (2)

ORDER RECEIVED FOR FILING
DATE December 14, 1983
BY Mary Longenecker (clerk)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of December, 1983, that the herein Petition for Variance(s) to permit 30 parking spaces in lieu of the required 40 spaces, in accordance with the site plan marked Petitioner's Exhibit 1 and the landscape plan, dated December 9, 1983, filed herein, is GRANTED, from and after the date of this Order, subject to the approval of said plan by the Maryland Department of Transportation and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County



STEPHEN E. COLLINS
DIRECTOR

November 14, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 67 - ZAC Meeting of September 13, 1983
Property Owner: Wichman Associates
Location: NE/Cor. York Road and Evans Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit 30 parking spaces in lieu of the required 40 spaces.

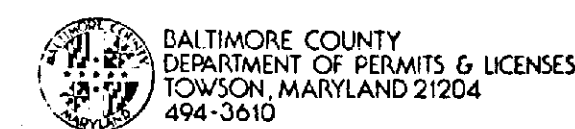
Acres: 0.35
District: 8th

Dear Mr. Jablon:

Should this variance to parking be granted, the overflow parking may cause problems in the residential area to the east of the site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSP/ccm



TED ZALEWSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 67 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wichman Associates
Location: NE/Cor. York Road and Evans Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit 30 parking spaces in lieu of the required 40 spaces.

Acres: 0.35
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 8-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building and other miscellaneous structures shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer may be required to file a permit application.

NOTE: X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 505, Item 5, Section 1107 and Table 1102, also Section 505.2. See also Section 1111.1.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Wichman Associates
Arthur Wichman, Managing Partner
225 Goffle Road - P.O. Box 496
Hawthorne, New Jersey 07507

RE: Item No. 67 - Case No. 84-140-A
Petitioner - Wichman Associates
Variance Petition

Dear Mr. Wichman:

Enclosed please find additional comments submitted after my original comments of November 22, 1983.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Mr. Michael R. Randall
5 Bellington Court
Baltimore, Md. 21236

Robert E. Spellman
22 S. Tollgate Road
Owings Mills, Md. 21117

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 14, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, & 74
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

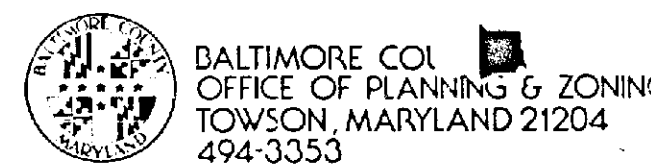
Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

MWP/bp



ARNOLD JABLON
ZONING COMMISSIONER

December 14, 1983

Mr. Arthur Wichman, Managing Partnership
225 Goffle Road
P.O. Box 496
Hawthorne, New Jersey 07507

Dear Mr. Wichman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

RE: Petition for Variance
NE/Corner of York Rd. and Evans Ave.
8th Election District
Wichman Associates - Petitioner
NO. 84-140-A (Item No. 67)

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Michael R. Randall
5 Bellington Court
Baltimore, Maryland 21236

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: November 10, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Wichman Associates
84-140-A

This office is not opposed to the granting of this request. If granted, it is requested that the petitioner be required to provide details of landscaping for review and approved by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:cav

ROBERT E. SPELLMAN
PROFESSIONAL LAND SURVEYOR
22 S. TOLLGATE ROAD
OWINGS MILLS, MD.
21117

DESCRIPTION FOR A VARIANCE TO ZONING, 2001 YORK ROAD, EIGHTH DISTRICT BALTIMORE COUNTY, MD.

Beginning for the same at a point on the East side of York Road, as widened to a width of 82 feet, at the end of the cut-off connecting the North side of Evans Avenue, 40 feet wide, and running thence and binding on the East side of York Road North 21 Degrees 15 Minutes 50 Seconds West 31.86 feet and Notherly by a curve to the right with a radius of 20,983.62 feet the distance of 27.92 feet thence leaving the East side of York Road and Running North 71 Degrees 13 Minutes 20 Seconds East 142 feet and South 18 Degrees 46 Minutes 40 Seconds East 130.9 feet to the North side of Evans Avenue herein referred to and running thence and binding thereon South 87 Degrees 07 Minutes 10 Seconds West 124.9 feet to the end of the cut-off herein referred to and running thence and binding thereon North 52 Degrees 23 Minutes 30 Seconds West 42.2 feet to the place of beginning.

Containing 0.35 acres of land, more or less.

8-16-83.



PETITION FOR VARIANCE
8th Election District
ZONING: Petition for Variance
LOCATION: Northeast corner of York Road and Evans Avenue
DATE & TIME: Tuesday, November 29, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 30 parking spaces instead of the required 40 spaces

The Zoning Regulation to be excepted as follows:
Section 409.2.b.(3) - parking requirements for a restaurant

All that parcel of land in the Eighth District of Baltimore County

Being the property of Wichman Associates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RECORDED

Wichman Associates
c/o Arthur Wichman
225 Goffle Road
P. O. Box 496
Hawthorne, New Jersey 07507

NOTICE OF HEARING
Re: Petition for Variance
NE/corner York Rd. & Evans Ave.
Wichman Associates - Petitioners
Case No. 84-140-A

TIME: 10:30 A.M.

DATE: Tuesday, November 29, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Michael R. Randall
5 Bellington Court
Baltimore, Maryland 21236

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 121587

DATE: 11/30/83 ACCOUNT: R-01-615-000

AMOUNT: 100.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*

6 071*****1005010 431A
VALIDATION OR SIGNATURE OF CASHIER

RECORDED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 15, 1983

Wichman Associates
c/o Arthur Wichman
225 Goffle Road
P. O. Box 496
Hawthorne, New Jersey 07507

Re: Petition for Variance
NE/cor. York Rd. & Evans Avenue
Wichman Associates - Petitioner
Case No. 84-140-A

Dear Sir:

This is to advise you that \$64.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122987

DATE: 11/28/83 ACCOUNT: R-01-615-000

AMOUNT: \$64.85

RECEIVED FROM: T & R Donuts, Inc.
FOR: Advertising & Posting Case #84-140-A
(Wichman Associates)

6 072*****648510 423A
VALIDATION OR SIGNATURE OF CASHIER

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 11/14/83

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: NE/cor. York Rd. & Evans Ave.

Location of Signs: *[Signature]*

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 11/18/83

Number of Signs: 1

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

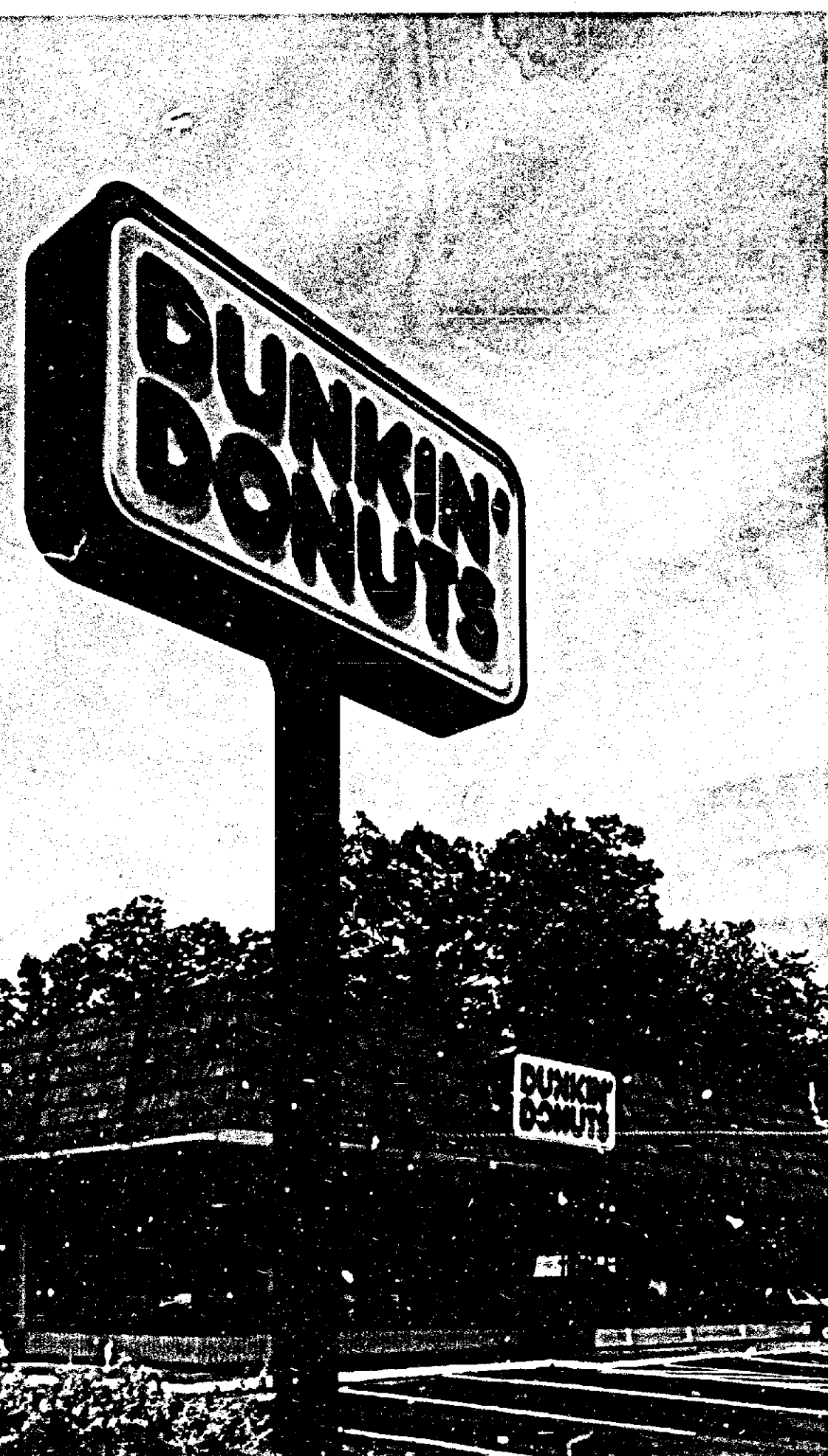
[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



RE: Petition for VARIANCE
NE/corner York Rd. & Evans Ave.
Wichman Assoc.
Case No. 84-140-A

This is the new outward appearance we will hope to achieve in the remodeling package.

The outside remodel:
new roof system signs
the inside remodel:
complete sales area package.

154563p-15

CERTIFICATE OF PUBLICATION

Towson, Md. 11/11 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 11th day of November, 1983.

The TOWSON TIMES
[Signature]
Cost of Advertisement: \$ 3360

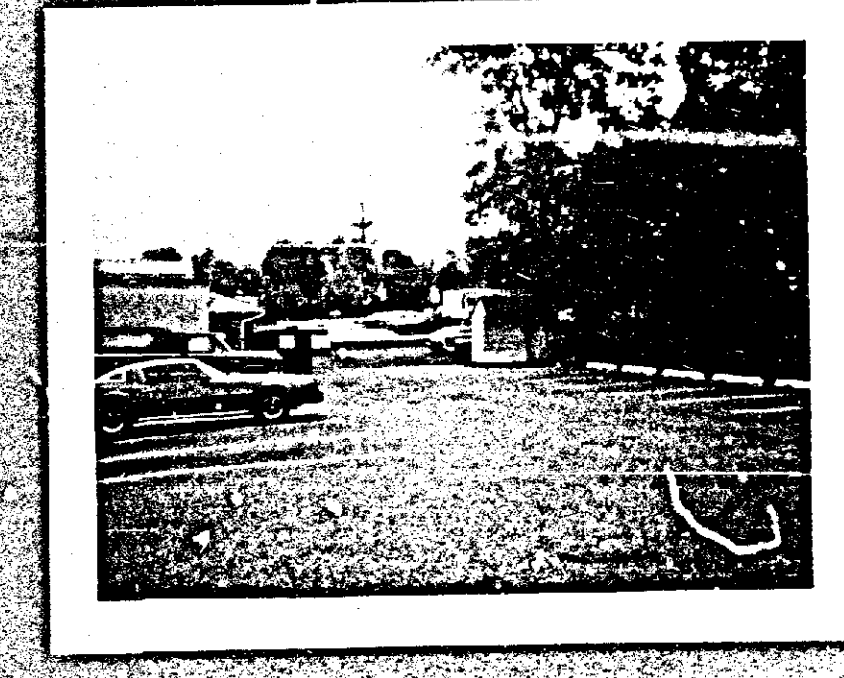
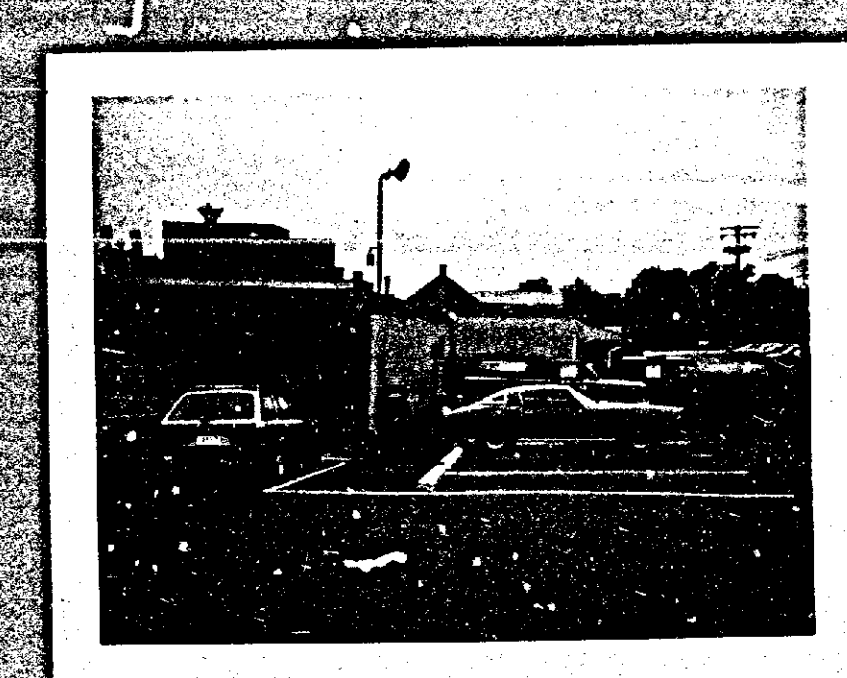
84-140-A

CERTIFICATE OF PUBLICATION

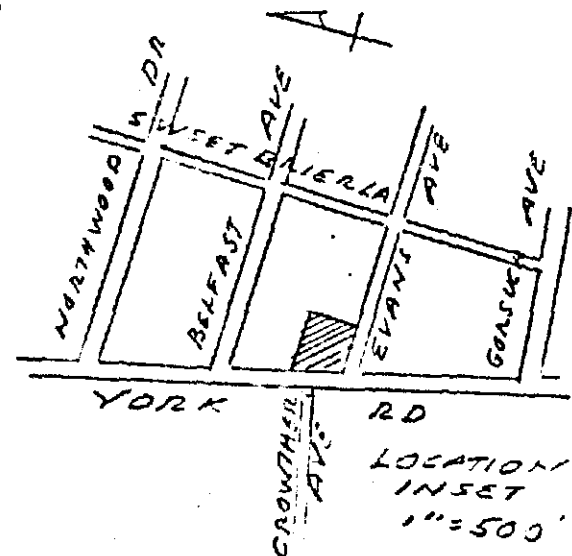
TOWSON, MD., November 10, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 10th day of November, 1983.

THE JEFFERSONIAN
[Signature]
Manager.
Cost of Advertisement: \$ 26.25



EXISTING BUILDING: 1,530^{sq} ft.
 PROPOSED ADDITION: 439^{sq} ft.
 TOTAL BUILDING: 1,969^{sq} ft.
 NO. EXISTING PARKING SPACES: 31
 NO. OF PARKING SPACES PROPOSED: 30
 NO. OF PARKING SPACES REQUIRED: 40
 AREA OF TRACT: 0.35 ± AC
 EXISTING ZONING: BL-CNS
 A VARIANCE TO SECTION 409.2B(3)
 TO PERMIT 30 PARKING SPACES
 INSTEAD OF THE REQUIRED 40 SPACES



EXISTING GROUP OF STORES

PLAT #1989
 RIM LINE
 CURB 3' 27.92'
 SRC. M.H. 0
 CURB 2'

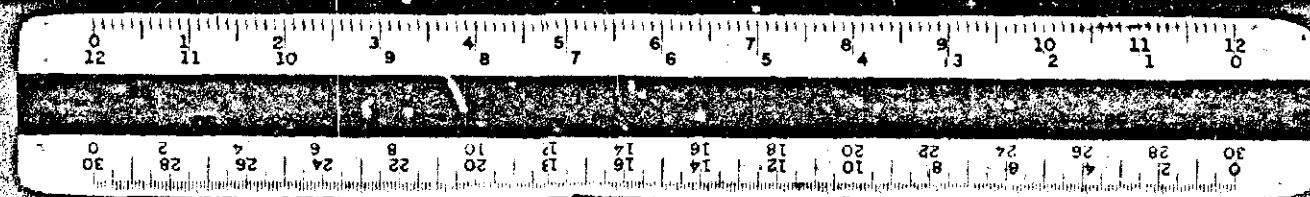
YORK ROAD
 82 FT. WIDE
 2 LANES NORTH
 1 TURN LANE
 2 LANES SOUTH

MR-1M

PLAT FOR A
 VARIANCE TO ZONING
 2001 YORK RD.
 8TH DISTRICT
 BALTIMORE CO., MD.

FROM #67

ROBERT E. SPELLMAN
 PROFESSIONAL LAND SURVEYOR
 22 S. TOLLGATE RD.
 OWINGS MILLS, MARYLAND
 SCALE: 1"=20' AUG. 12, 1993



SYMBOLS:
 * (Y) - YUCLP
 (C) - DUG HOLE
 * (P) - POLE
 (S) - SIGN (SEE SIGN), SPRUCE
 (D) - DIRT
 GROUND COVER: BLUE HOS
 WANDERER, HAWK, GOLD
 HAWK

PLANT SHADING
 EXISTING LANDSCAPING
 2001 YORK ROAD
 8TH DISTRICT
 BALTIMORE CO. MD.

EXISTING
 BRICK
 STORE
 #2001

YORK ROAD

EVANS AVENUE

SCALE: 1"=20' DEC. 9, 1993

REPRODUCTION

8313

PETITION FOR ZONING VARIANCE 84-140-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b.(3) to permit 30 parking spaces instead of the required 40 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- In order to obtain an increased seating arrangement for our customers - The front windows of the store must be moved outward by five feet.
- Since we are renting the building and parking lot, we, ourselves, cannot enlarge the parking area. We are bound by two streets, an alley, and a home behind our area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

WICHMAN ASSOCIATES

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

City and State

Hawthorne, New Jersey 07507

Signature

Arthur Wichman, Managing Partner

Address

225 Goffle Road, P.O. Box 496

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of York Rd. and Evans Ave., 8th District : OF BALTIMORE COUNTY

WICHMAN ASSOCIATES, Petitioner Case No. 84-140-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in the proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of November, 1983, a copy of the foregoing

Order was mailed to Mr. Arthur Wichman, Managing Partner, Wichman Associates, 225 Goffle Road, P. O. Box 496, Hawthorne, MD 07507, Petitioner; and Mr. Michael R. Randall, 5 Bellington Court, Baltimore, MD 21236, who requested notification.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Wichman Associates
Arthur Wichman, Managing Partner
225 Goffle Road - P.O. Box 496
Hawthorne, New Jersey 07507

RE: Item No. 67 - Case No. 84-140-A
Petitioner - Wichman Associates
Variance Petition

Dear Mr. Wichman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Michael R. Randall
5 Bellington Ct.
Baltimore, Md. 21236

Robert E. Spellman
22 S. Tollgate Road
Owings Mills, Md. 21117

Oct. 19, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 67, Zoning Advisory Committee Meeting of Sept. 13, 1983

Property Owner: Wichman Associates

Location: NE/Cor. York Road District 8

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 450-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 67
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Application.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: Prior to approval of a Building Permit for the proposed addition, applicant must contact the Environmental Planning Section of this Department. (454-3775)

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



HARRY J. PISTEL, P.E.
DIRECTOR

October 3, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #67 (1983-1984)
Property Owner: Wichman Associates
N/E corner York Road and Evans Avenue
Acres: 0.35 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

York Road (Md. 45) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Evans Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 67 (1983-1984).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RM:EM:PR:ss

S-NE Key Sheet
51 NW 2 Pgs. Sheet
NW 13 A Topo
60 Tax Map



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

September 16, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 9-13-83
ITEM: #67.
Property Owner: Wichman Associates
Location

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

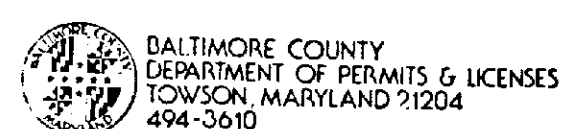
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of December, 1983, that the herein Petition for Variance(s) to permit 30 parking spaces in lieu of the required 40 spaces, in accordance with the site plan marked Petitioner's Exhibit 1 and the landscape plan, dated December 9, 1983, filed herein, is GRANTED, from and after the date of this Order, subject to the approval of said plan by the Maryland Department of Transportation and the Office of Planning and Zoning.

Zoning.

Jan M. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE December 14, 1983
BY *Mary Campbell*
County Clerk



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 67 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wichman Associates
Location: NE/Cor. York Road and Evans Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit 30 parking spaces in lieu of the required 40 spaces.

Acres: 0.35
District: 8th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building and other miscellaneous shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/engineer seal is/is not required. Non-registered seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal is/is not required to file a permit application.
- NOTE: X E. An exterior wall erected within 6'0" for commercial uses on 3'0" for one & two family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Item 2, Section 1407 and Table 1402, also Section 503.2. See also Section 1411.0
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plans Review

CRB:bsc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Wichman Associates
Arthur Wichman, Managing Partner
225 Goffle Road - P.O. Box 496
Hawthorne, New Jersey 07507

RE: Item No. 67 - Case No. 84-140-A
Petitioner - Wichman Associates
Variance Petition

Dear Mr. Wichman:

Enclosed please find additional comments submitted after my original comments of November 22, 1983.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Mr. Michael R. Randall
5 Bellington Court
Baltimore, Md. 21236

Robert E. Spellman
22 S. Tollgate Road
Owings Mills, Md. 21117

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 14, 1983

Z.A.C. Meeting of: September 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, & 74
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 14, 1983

Mr. Arthur Wichman, Managing Partnership
225 Goffle Road
P.O. Box 496
Hawthorne, New Jersey 07507

RE: Petition for Variance
NE/corner of York Rd. and Evans Ave.
8th Election District
Wichman Associates - Petitioner
NO. 84-140-A (Item No. 67)

Dear Mr. Wichman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. Jung
JAN M. JUNG
Deputy Zoning Commissioner

JMJD/mc

Attachments

cc: Mr. Michael R. Randall
5 Bellington Court
Baltimore, Maryland 21236

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

Date: November 10, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Wichman Associates
84-140-A

This office is not opposed to the granting of this request. If granted, it is requested that the petitioner be required to provide details of landscaping for review and approved by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:cav



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 14, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 67 -ZAC- Meeting of September 13, 1983
Property Owner: Wichman Associates
Location: NE/Cor. York Road and Evans Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit 30 parking spaces in lieu of the required 40 spaces.

Acres: 0.35
District: 8th

Dear Mr. Jablon:

Should this variance to parking be granted, the overflow parking may cause problems in the residential area to the east of the site.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cem

ROBERT E. SPELLMAN
PROFESSIONAL LAND SURVEYOR
22 S. TOLLGATE ROAD
OWINGS MILLS, MD.
21117

DESCRIPTION FOR A VARIANCE TO ZONING, 2001 YORK ROAD, EIGHTH DISTRICT BALTIMORE COUNTY, MD.

Beginning for the same at a point on the East side of York Road, as widened to a width of 82 feet, at the end of the cut-off connecting the North side of Evans Avenue, 40 feet wide, and running thence and binding on the East side of York Road North 21 Degrees 15 Minutes 50 Seconds West 31.86 feet and Northerly by a curve to the right with a radius of 20,983.62 feet the distance of 27.92 feet thence leaving the East side of York Road and Running North 71 Degrees 13 Minutes 20 Seconds East 142 feet and South 18 Degrees 46 Minutes 40 Seconds East 130.9 feet to the North side of Evans Avenue herein referred to and running thence and binding thereon South 87 Degrees 07 Minutes 10 Seconds West 124.9 feet to the end of the cut-off herein referred to and running thence and binding thereon North 52 Degrees 23 Minutes 30 Seconds West 42.2 feet to the place of beginning.

Containing 0.35 acres of land, more or less.

8-16-83.



PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
 LOCATION: Northeast corner of York Road and Evans Avenue
 DATE & TIME: Tuesday, November 29, 1983 at 10:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 30 parking spaces instead of the required 40 spaces

The Zoning Regulation to be excepted as follows:
 Section 409.2.b.(3) - parking requirements for a restaurant

All that parcel of land in the Eighth District of Baltimore County

Being the property of Wichman Associates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

November 15, 1983

Wichman Associates
 c/o Arthur Wichman
 235 Goffie Road
 P. O. Box 496
 Hawthorne, New Jersey 07507

Re: Petition for Variance
 N. or York Rd. & Evans Avenue
 Wichman Associates - Petitioner
 Case No. 84-140-A

Dear Sir:

This is to advise you that \$64.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND No. 122987

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 11/28/83 ACCOUNT R-01-615-000

AMOUNT \$64.85

RECEIVED T & R Donuts, Inc.

FOR Advertising & Posting Case #84-140-A
 (Wichman Associates)

1/ct. C 072*****045510 223A

VALIDATION OR SIGNATURE OF CASHIER

Wichman Associates
 c/o Arthur Wichman
 235 Goffie Road
 P. O. Box 496
 Hawthorne, New Jersey 07507

October 30, 1983

NOTICE OF HEARING

Re: Petition for Variance
 NE/corner York Rd. & Evans Ave.
 Wichman Associates - Petitioner
 Case No. 84-140-A

TIME: 10:30 A.M.

DATE: Tuesday, November 29, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Michael R. Randall
 5 Bellington Court
 Baltimore, Maryland 21236

ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 121587

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 11/30/83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED Dine Regal

FOR 1/ct. fee for 1st 1/2 hr. #67

U 011*****1000010 231-A

VALIDATION OR SIGNATURE OF CASHIER

Wichman Associates
 Arthur Wichman
 235 Goffie Road
 Hawthorne, N. J. 07507

Mr. Michael R. Randall
 5 Bellington Ct.
 Baltimore, Md. 21236
 Robert H. Spellman
 22 S. Tollgate Road
 Owings Mills, Md. 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of September, 1983.

ARNOLD JABLON
 Zoning Commissioner

Petitioner Wichman Associates
 Petitioner's Attorney

Received by Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 11/14/83
 Posted for: Petition for Variance
 Petitioner: Wichman Associates
 Location of property: NE 1/4 York Rd. & Evans Ave.
 Location of Sign: facing intersection of York & Evans
 Remarks: See 2nd sheet
 Posted by: [Signature] Date of return: 11/18/83
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
 ZONING: Northeast corner of York Road and Evans Avenue
 DATE & TIME: Tuesday, November 29, 1983 at 10:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Towson, Md. 11/11 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 11th day of November 1983.

The TOWSON TIMES

Cost of Advertisement: \$36.00

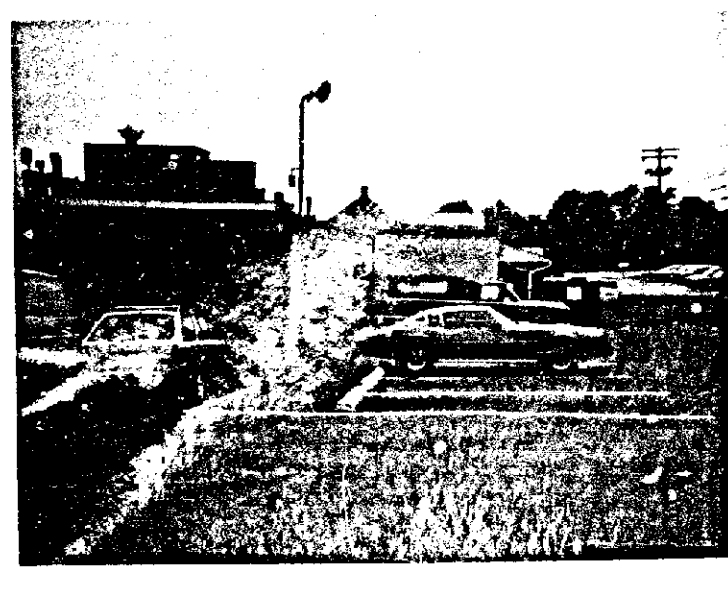
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 10, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 10th day of November 1983.

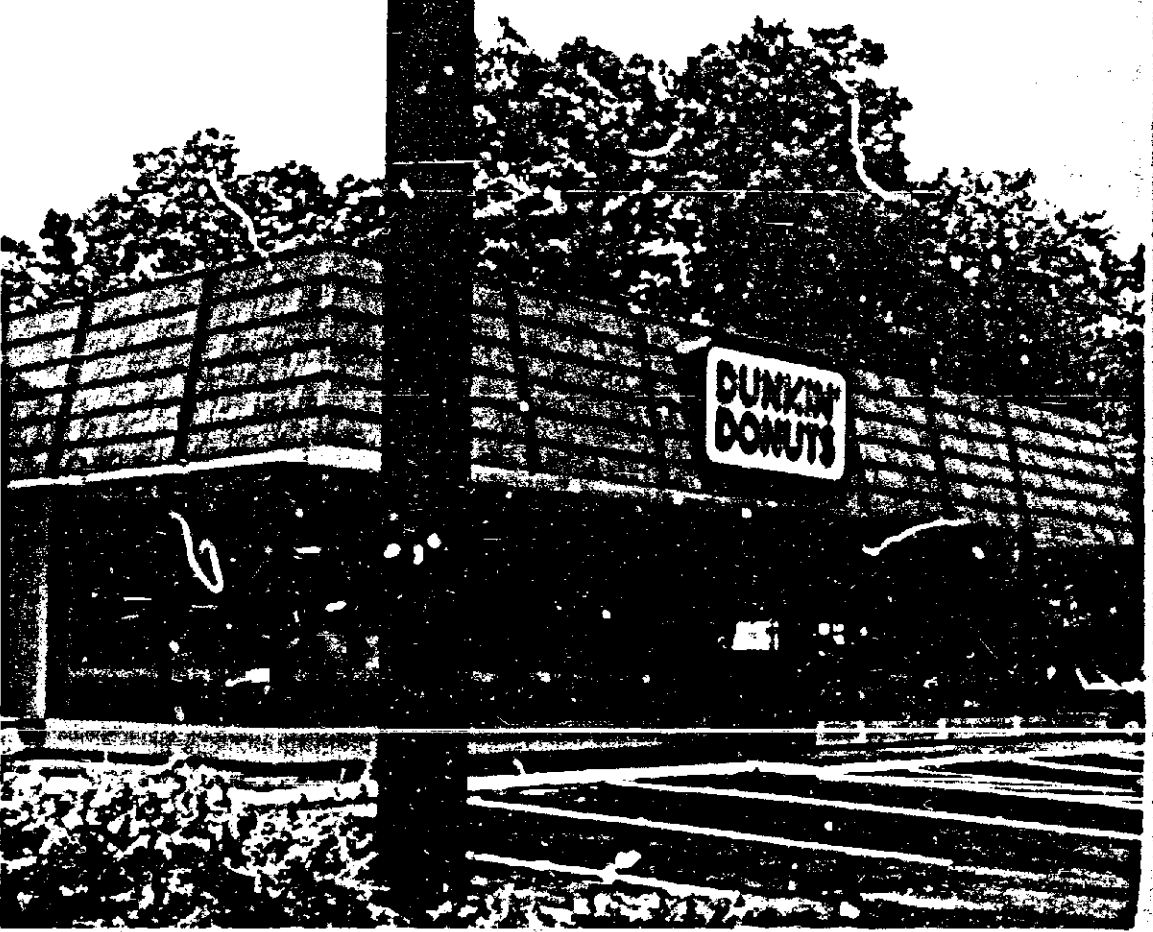
THE JEFFERSONIAN

Cost of Advertisement, \$26.25

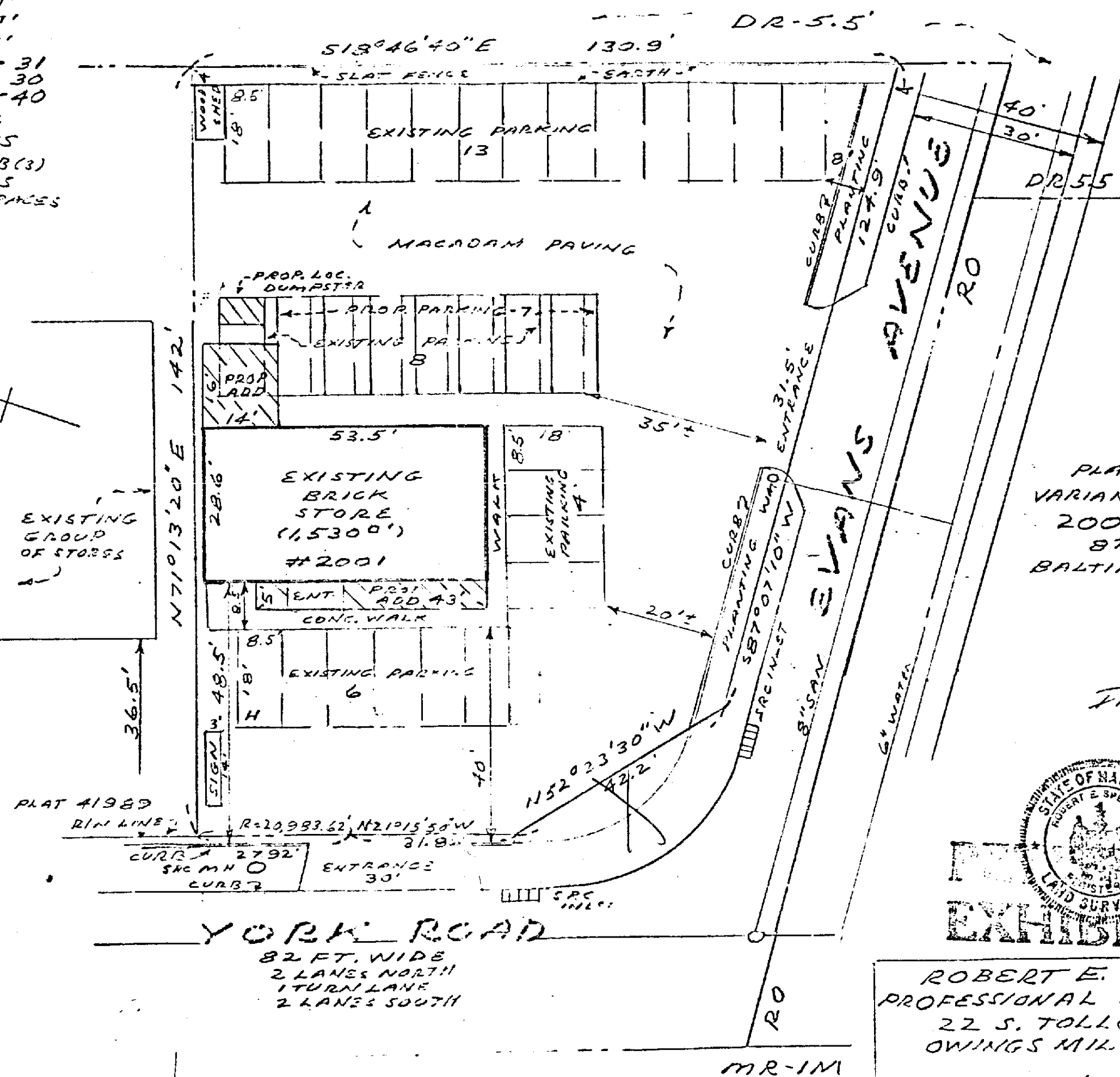
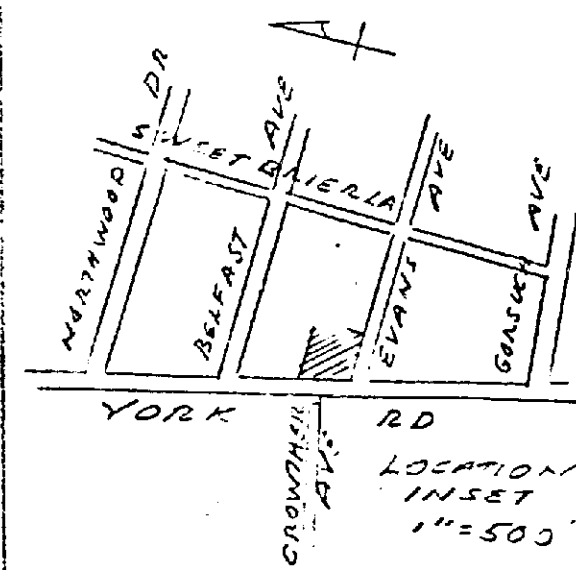


RE: Petition for VARIANCE
 NE/corner York Rd & Evans Ave
 Wichman Assoc.
 Case No 84-140-A

This is the new outward appearance we will hope to achieve in the remodeling package.
 The outside remodel:
 new roof system signs
 the inside remodel:
 Complete sales area package.



EXISTING BUILDING: 1,530⁰'
PROPOSED ADDITION: 439⁰'
TOTAL BUILDING: 1,969⁰'
NO EXISTING PARKING SPACES - 31
NO. OF PARKING SPACES PROPOSED - 30
NO. OF PARKING SPACES REQUIRED - 40
AREA OF TRACT: 0.35 ± AC
EXISTING ZONING: BL-CNS
A VARIANCE TO SECTION 409.2 B (3)
TO PERMIT 30 PARKING SPACES
INSTEAD OF THE REQUIRED 40 SPACES



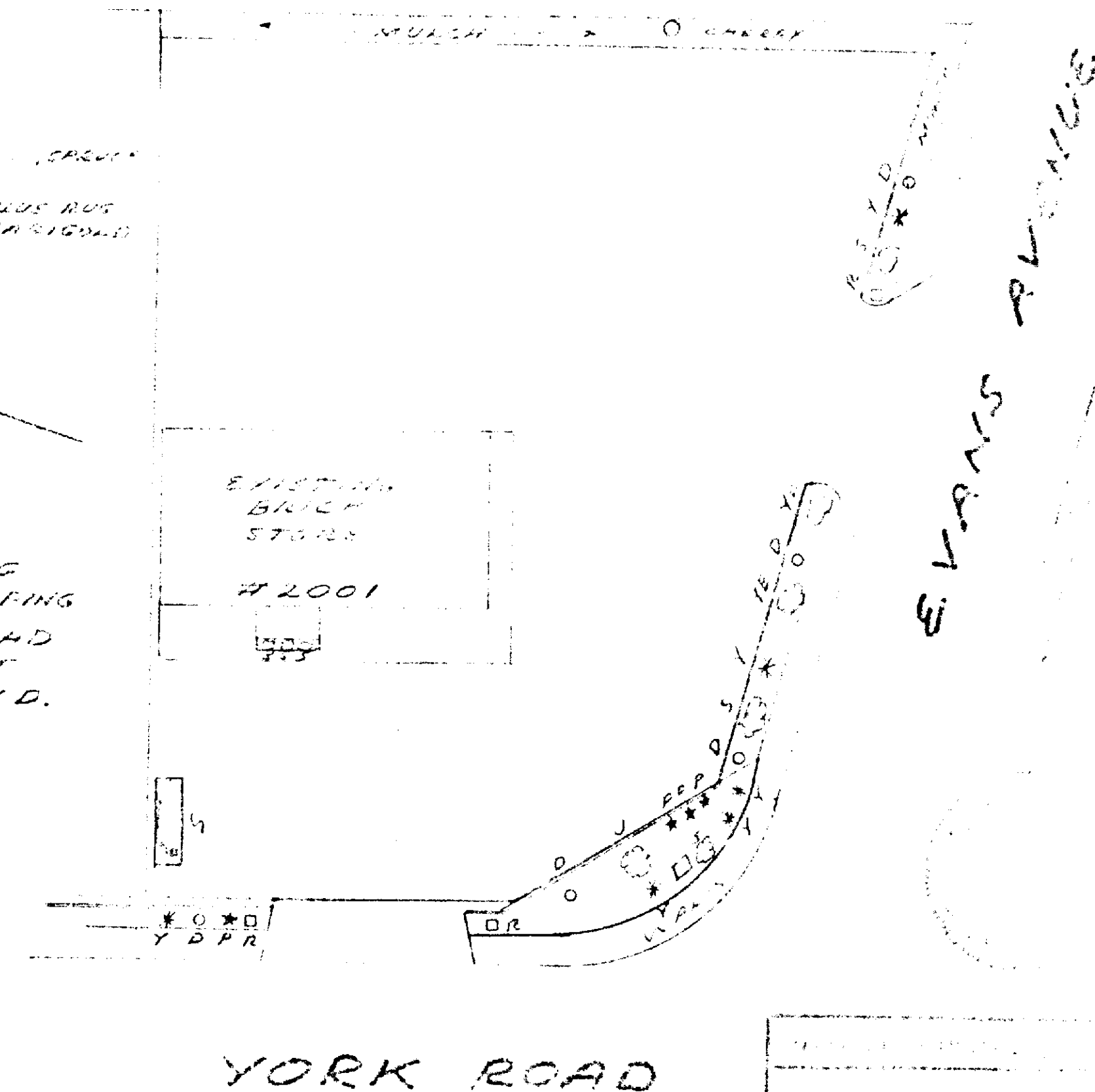
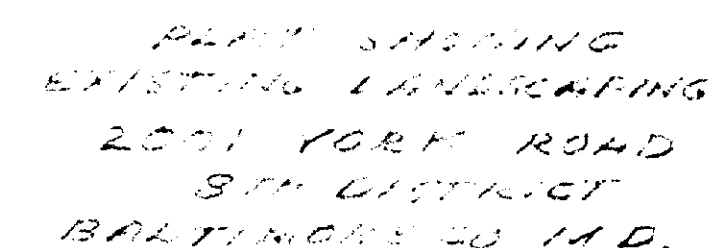
PLAT FOR A
VARIANCE TO ZONING
2001 YORK RD.
8TH DISTRICT
BALTIMORE CO., MD.

FKM #167



ROBERT E. SPELLMAN
PROFESSIONAL LAND SURVEYOR
22 S. TOLLGATE RD
OWINGS MILLS, MARYLAND
SCALE: 1"=20' AUG. 12, 1933

* (Y) - YUCOA
(CD) - DUS-4000
* (P) - PUL-
(C) - (US) - JUNIP., (P) -
(P) - PUL-
GLOUCESTER, BIRD, BIRD
WILSON, JUNIP., (P) -
PUL-
PUL-



SCALE: 1"=20' DEC. 9, 1993

83113